

**CITY OF MILPITAS PLANNING COMMISSION  
AGENDA FOR DECEMBER 10, 2003  
CITY HALL COUNCIL CHAMBERS 7:00 P.M.  
455 E. CALAVERAS BLVD., MILPITAS, CA 95035  
(408) 586-3279**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

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Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium, state their name and address for the Secretary's record, and limit their remarks to under two minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

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- IV. APPROVAL OF MINUTES:** November 12, 2003
- V. ANNOUNCEMENTS:**
- VI. APPROVAL OF THE AGENDA:**
- VII. CONSENT CALENDAR:** (Items with an asterisk \*)

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At this time any member of the Planning Commission, member of the audience, or staff may request of the Planning Commission to have any item removed from or added to the consent calendar. If removed, this item will be discussed in the order which it appears on the agenda.

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**VIII. PUBLIC HEARING**

- 1. S-ZONE APPROVAL (P-SZ2003-10), USE PERMIT NO. P-UP2003-34, VARIANCE NO. P-VA2003-3 AND EIA NO. P-EA2003-10:** A request to redevelop an existing site and construct two buildings and site improvements, including a 5,000 square foot restaurant and a two-story 11,000 square foot office building, a use permit for a restaurant and for not providing eleven (11) required parking spaces, a variance for a rear yard reduction and landscape reduction and a related mitigated negative declaration at 750 E. Calaveras Boulevard (APN: 086-29-079). Applicant: IDA. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ #3164) (*Recommendation: Approval with Conditions*)
- 2. USE PERMIT NO. P-UP2003-45:** A request to add auto repair activities to an existing after-market auto parts sales business without the required 11 automobile spaces at 1503 North Milpitas Boulevard (APN: 022-02-045). Applicant: Automotive R & D. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ# 2356) (*Recommendation: Approval with Conditions*)
- \* 3. SIX MONTH REVIEW (P-PR2003-4):** A request for an existing take out restaurant (VK FOOD #3) in regards to any solid waste or odor issues and to verify compliance with all approved special conditions for previously approved Use Permit No. P-UP2002-26 at 141 Dixon Road (APN: 026-05-019). Applicant: Emily Truong. Project Planner: Troy Fujimoto, (408) 586-3287. (PJ# 2296) (*Recommendation: Approval with Conditions*)

- \* 4. **TIME EXTENSION NO. P-TE2003-7:** A request for an 18-month time extension for six (6) new apartment units located at 1129-1143 Edsel Court and 1116 & 1124 Shirley Drive (APN: 088-03-057 to 059 & 064 to 066). Applicant: Vincente Songcayawon. Project Planner: Kim Duncan, (408) 586-3283. (PJ# 2295) *(Recommendation: Approval to City Council)*
- \* 5. **USE PERMIT NO. P-UP2003-51:** Request to operate a label manufacturing and print shop in an existing 10,250 square foot industrial building at 472 Vista Way (APN: 086-29-068). Applicant: Tek Label & Printing. Project Planner: Staci Pereira, (408) 586-3278. *(Recommendation: Approval with Conditions)*
- \* 6. **USE PERMIT NO. P-UP2003-52 AND SITE AND ARCHITECTURAL (P-SA2003-150) APPROVAL AMENDMENT:** A request to modify a row of parking spaces (approximately 15 spaces) by reducing the length of the parking space from 18 feet to 15 feet and to reduce the drive aisle width from 25 feet to 23 feet to preserve five (5) protected trees at 100 N. Milpitas Boulevard (APN 28-12-021). Applicant: Shapell Industries of Northern California. Project Planner: Troy Fujimoto, (408) 586-3287. *(Recommendation: Approval with Conditions)*
- \* 7. **USE PERMIT NO. P-UP2003-46 AND "S" ZONE AMENDMENT NO. P-SA2003-135:** Request to operate a child care facility for up to 36 children without providing eight (8) parking spaces and associated site improvements including parking lot modifications and new exterior gated play area in the community center of The Crossings at 757 E. Capitol Avenue (APN: 092-08-95). Applicant Montague Parkway Associates. Project Planner: Staci Pereira, (408) 586-3278. (PJ# 2355) *(Recommendation: Continue to January 28, 2004)*
- \* 8. **USE PERMIT NO. P-UP2003-47:** Request to operate a cafe, Starbuck's, with 34 indoor and 13 outdoor seats without providing thirteen (13) required parking spaces at 1487 Landess Avenue (APN: 088-35-011). Applicant: Zeden Jones. Project Planner: Staci Pereira, (408) 586-3278. (PJ# 2357) *(Recommendation: Continue to January 14, 2003)*

#### **IX. NEW BUSINESS**

- \* 9. **"S" ZONE APPROVAL AMENDMENT (P-SA2003-155):** Request to remove 21 protected trees and replace landscaping located at 542-568 Gibraltar Drive (APN: 086-42-021). Applicant: Bedford Property Investors. Project Planner: Cindy Hom, (408) 586-3284. *(Recommendation: Approval with Conditions)*
- 10. **STATUS REVIEW OF HOUSING ELEMENT IMPLEMENTATION POLICIES:** A staff presentation on housing development projects, affordable housing, and housing activities and policies. Staff Contact: Felix Reliford, Principal Housing Planner, (408) 586-3071. *(No action necessary)*
- 11. **PERSONAL RAPID TRANSIT PRESENTATION:** A presentation on Personal Rapid Transit (PRT) by Rob Means, representing the Sunnyhills Neighborhood Association. *(No action necessary)*

#### **X. ADJOURNMENT**

***THE NEXT PLANNING COMMISSION MEETING IS January 14, 2003***

*The Planning Division will provide a recorded agenda or minutes on standard cassette or printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division 48 hours prior to the meeting at (408) 586-3279, TDD (408) 586-3013.*

**MILPITAS PLANNING COMMISSION SUBCOMMITTEE**

The Planning Commission Subcommittee consists of two members (currently Chair Nitafan-regular member, Vice Chair Williams-regular member and Deepka Lalwani-alternate member) of the Planning Commission, who have approval authority for minor “S” Zone project reviews not involving public hearings. The project reviews are held at 6:30 P.M. on Planning Commission meeting nights, in the City of Milpitas City Hall Committee Room, First Floor, 455 E. Calaveras Boulevard. **However, this meeting will begin at 5:30 p.m.**

- a. **“S” ZONE APPROVAL AMENDMENT NO. P-SA2003-146:** Request to construct a new glass entry at the rear and cover the existing open courtyard with skylights located at 100 N. Milpitas Boulevard (APN 28-12-021). Applicant: Habitec. Project Planner Cindy Hom, (408) 586-3284.
- b. **“S” ZONE APPROVAL AMENDMENT NO. P-SA2003-149:** Request to have a one-day outdoor tent event in the rear parking lot located at 100 N. Milpitas Boulevard (APN 28-12-021). Applicant: Shapell Industries. Project Planner Cindy Hom, (408) 586-3284.
- c. **“S” ZONE APPROVAL AMENDMENT NO. P-SA2003-156:** Request to install a 4 sq. ft. double-faced projecting logo sign for Starbuck’s located at 353 Jacklin Rd. APN 26-28-029). Applicant: JSJ Electrical Design. Project Planner Cindy Hom, (408) 586-3284.
- d. **“S” ZONE APPROVAL AMENDMENT NO. P-SA2003-160:** Request to install an 8 foot 6 inch tall metal canopy in the side yard located at 625 Trade Zone Drive (APN: 086-36-003). Applicant: Low Price Auto Glass. Project Planner: Kim Duncan, (408) 586-3283.
- e. **COMPLIANCE WITH APPROVED CONDITIONS OF APPROVAL FOR SITE AND ARCHITECTURE (P-SZ2003-3) – PARC NORTH:** Review of Special Conditions No. 3 and 10 in regards to the previously approved project in regards to site, architecture, and landscaping improvements. Project Planner: Troy Fujimoto, (408) 586-3287.
- f. **“S” ZONE APPROVAL AMENDMENT NO. P-SA2003-163:** Request to have a one-day outdoor tent event in the undeveloped section adjacent to the campus’s front parking lot located at 1000 Gibraltar Drive (APN 86-42-026). Applicant: Lifescan. Project Planner Cindy Hom, (408) 586-3284.